

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
PROCLAIMING MINOR MODIFICATION OF SOUTH END
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted on September 23, 1965, and approved by the City Council on December 6, 1965, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, Section 602 entitled "Land Use and Building Requirements" calls for the development of Parcels RC-4 and RC-5 to meet the following requirements:

	<u>RC-4</u>	<u>RC-5</u>
Permitted Use	Residential - upper floors. Commercial or Office on ground floor.	Residential - upper floors. Commercial - lower floors, Tremont Street only
Minimum Setback	Z	Tremont Street 20
Height	Minimum 24 Maximum AA	32 60
Maximum Density	AA	AA
Parking Ratio	1/d.u. + 1/900(2)	1/d.u. + 1/900(2)
Planning and Design Requirements	A, B, C, D	A, B, C, D, K

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602 of the South End Urban Renewal Plan, as revised, be amended with regard to Parcel RC-4 as follows:

Permitted Use	Residential - upper floors. Commercial or Office on ground floor.	amended to	Predominantly Residential - housing for the elderly. Commercial on ground floor.
Setback	Z	amended to	0
Maximum Height	AA	amended to	65
Density	AA	amended to	260
Parking Ratio	1/d.u. + 1/900(2)	amended to	Z
Planning and Design Requirements	A, B, C, D	amended to	B, D

2. That Section 602 of the South End Urban Renewal Plan, as revised, be amended with regard to Parcel RC-5 as follows:

Permitted Use	Residential - upper floors. Commercial - lower floors, Tremont Street only.	amended to	Residential
Setback	Tremont Street 20	amended to	0
Maximum Height	60	amended to	65
Parking Ratio	1/d.u. + 1/900(2)	amended to	Z
Planning and Design Requirements	A, B, C, D, K	amended to	B, D
Density	AA	amended to	90

3. That the proposed modifications are found to be minor and do not substantially or materially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970 (on a Proclaimer Certificate in substantially the form as attached to this Resolution).



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MEMORANDUM

FEBRUARY 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCELS RC-4 AND RC-5

On December 2, 1971, the Authority tentatively designated Housing Innovations, Inc., as Redeveloper of Parcels RC-4 and RC-5 in the South End. These parcels are located on Tremont Street at the intersections of Worcester Street and Concord Square. Parcel RC-4 contains approximately 15,000 square feet and Parcel RC-5 contains approximately 45,000 square feet.

During the submission processing through HUD there were changes made in Housing Innovations, Inc., proposal in order to make the development feasible and eligible for Federal funding.

The proposal now calls for two 7 story buildings, one on each site. Parcel RC-4 will contain 90 units of which the primary unit makeup will be geared for elderly housing. Parcel RC-5 will contain 91 units of which 66 units will be one-bedroom, 20 units two-bedroom, and 5 units multi-bedroom. The proposal has been approved by HUD in this form and the Redeveloper has obtained a mortgage commitment in the amount of Four Million Three Hundred Sixty-Two Thousand Five Hundred (\$4,362,500.00) Dollars.

In order to permit the construction of these buildings in the form approved by HUD, it will be necessary to modify the South End Urban Renewal Plan with regard to Parcels RC-4 and RC-5. These changes include the requirement for Setback, Maximum Height, Parking, as well as Use and Design Requirements. The Use requirements for Parcel RC-4 are to be more clearly defined for elderly housing, as there exists a need for this type of dwelling unit in the area. As to both parcels, the Parking requirements are being changed from one space per dwelling unit with one additional space for each 900 square feet of commercial use to the Parking requirements as set out in the Boston Zoning Code (.2 spaces per unit for elderly residential, RC-4, .6 spaces per unit, RC-5). The Height and Density changes are not

so much actual modifications as compliance with HUD's request for the Authority to delineate in actual numbers those requirements labeled Authority Approval (AA).

In the opinion of the General Counsel, the proposed modifications are minor plan changes and do not substantially or materially alter or change the basic Urban Renewal Plan.

These changes are requested in order to effectuate the development of Parcels RC-4 and RC-5 in a manner appropriate to the community's need for elderly and small family units, as well as to expedite the processing of this development through HUD.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the Use and Building requirements for Parcels RC-4 and RC-5.

An appropriate Resolution is attached.

Attachment

(Reference Sheet "A" defines Planning Requirements as noted in attached Resolution)

Reference "A"

Planning and Design Requirements

- A Whenever possible, a high percentage of the dwelling units on each site shall be for families of more than one individual. Private access and outdoor space (ground or balconies) shall be provided for as many units as possible.
- B Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.
- C Not less than ONE PERCENT of construction costs shall be utilized to provide street furniture, sculpture, pools or other physical amenities to enhance the development. Notwithstanding this provision, landscaping is required, in addition, as stated in Chapter VI, Section 603: General Requirements and Definitions.
- D Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority approval.
- E Subject to the rehabilitation provisions of Chapter VIII of the Urban Renewal Plan.
- F Recreation and landscaped sitting areas for occupants shall be provided.
- G / A landscaped pedestrian easement in an arcade shall be provided on the existing public right-of-way of Cabot Street. The development shall be related to the proposed new Frederick Douglass Square Plaza, (Parcel P-11).
- H / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Shawmut Avenue and the new Northampton-Camden Street connection.
- I / Underground parking in excess of requirements of the site may be provided to serve the surrounding community.
- J / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on Shawmut Avenue.
- K / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Tremont Street.
- L / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Massachusetts Avenue and Washington Street.
- M / Bus shelters, newsstands, phone booths, street furniture, etc. may be provided where appropriate subject to Authority approval.
- N / Easement for service and emergency vehicles shall be provided when necessary subject to approval by the Authority.
- O / A landscaped pedestrian easement shall be provided to a depth of 20 feet from parcel line along Massachusetts Avenue coinciding with the set-back requirement.
- P / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on West Newton Street and Tremont Street.
- Q / A landscaped pedestrian easement shall be provided coinciding with the set-back requirement along West Dedham Street.
- R / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Ball Street.
- S / A landscaped pedestrian easement shall be provided to a depth of 10 feet from the parcel line along Washington Street coinciding with the set-back requirements.
- T / A landscaped pedestrian easement shall be provided to a depth of 10 feet along Harrison Avenue coinciding with the set-back requirements.
- U / Elderly tower shall be set back a minimum of 180 feet from the property line of the Union Methodist Church.
- V / Maximum height of 120 feet is allowed to depth of 100 feet from Tremont Street.
- W / Paving shall be provided subject to Authority approval.
- X / A landscaped pedestrian easement shall be provided to a depth of 10 feet from parcel line along Camden Street coinciding with the set-back requirements.
- Y / A landscaped pedestrian easement shall be provided north from the southern boundary of the existing Camden Street right-of-way.
- BB / A landscaped pedestrian easement shall be provided to a depth of 10 feet coinciding with the required set back along Dartmouth Street.